

Market Price Calculator

The table below can be used to find the average selling price of a single-family residence which has been well maintained, if a previous selling price is known. It assumes, however, that the previous selling price was a fair price at the time. Suppose, for instance, that a residence sold in June 1920 for \$10,000, and that this was a fair price for the property at the time. The property has been well maintained, and there have been no major additions. By referring to the table it will be found that the index for June 1920 is 2.68. It is merely necessary to multiply the selling price at that time by this index in order to find the average selling price today. Since $\$10,000 \times 2.68 = \$26,800$, if this property has varied as the general market has varied, it should sell today for \$26,800.

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1908	-	-	-	-	-	3.52	-	-	-	-	-	-
1909	-	-	-	-	-	3.29	-	-	-	-	-	-
1910	-	-	-	-	-	3.29	-	-	-	-	-	-
1911	-	-	-	-	-	3.24	-	-	-	-	-	-
1912	-	-	-	-	-	3.18	-	-	-	-	-	-
1913	-	-	-	-	-	3.29	-	-	-	-	-	-
1914	-	-	-	-	-	4.11	-	-	-	-	-	-
1915	-	-	-	-	-	3.76	-	-	-	-	-	-
1916	-	-	-	-	-	3.40	-	-	-	-	-	-
1917	-	-	-	-	-	3.65	-	-	-	-	-	-
1918	-	-	-	-	-	3.87	-	-	-	-	-	-
1919	3.68	3.65	3.62	3.59	3.55	3.51	3.47	3.43	3.40	3.32	3.24	3.15
1920	3.06	2.98	2.90	2.82	2.75	2.68	2.61	2.54	2.47	2.45	2.43	2.41
1921	2.39	2.37	2.35	2.33	2.30	2.28	2.25	2.27	2.20	2.20	2.19	2.29
1922	2.12	2.22	2.26	2.30	2.31	2.27	2.27	2.23	2.24	2.21	2.18	2.17
1923	2.14	2.11	2.10	2.07	2.06	2.08	2.07	2.10	2.10	2.04	2.05	2.05
1924	2.10	2.02	2.01	2.00	1.97	1.98	1.97	1.95	1.91	1.91	1.90	1.89
1925	1.91	1.89	1.87	1.86	1.87	1.85	1.80	1.79	1.80	1.80	1.80	1.80
1926	1.77	1.79	1.82	1.82	1.81	1.81	1.82	1.84	1.86	1.85	1.85	1.86
1927	1.85	1.86	1.84	1.82	1.83	1.83	1.83	1.83	1.85	1.86	1.84	1.84
1928	1.89	1.88	1.87	1.88	1.87	1.87	1.88	1.86	1.84	1.82	1.83	1.81
1929	1.77	1.70	1.71	1.74	1.75	1.72	1.72	1.72	1.73	1.75	1.75	1.77
1930	1.80	1.87	1.89	1.88	1.89	1.94	1.97	1.98	1.99	2.03	2.07	2.09
1931	2.11	2.13	2.16	2.21	2.24	2.36	2.48	2.60	2.72	2.84	2.96	3.08
1932	3.20	3.32	3.44	3.56	3.68	3.80	3.76	3.72	3.68	3.64	3.59	3.54
1933	3.49	3.45	3.41	3.37	3.33	3.29	3.29	3.29	3.29	3.29	3.29	3.29
1934	3.29	3.29	3.29	3.29	3.29	3.29	3.31	3.33	3.35	3.37	3.39	3.40
1935	3.42	3.44	3.46	3.48	3.50	3.52	3.46	3.40	3.36	3.29	3.27	3.25
1936	3.23	3.22	3.21	3.20	3.19	3.18	3.19	3.20	3.21	3.22	3.23	3.23
1937	3.24	3.25	3.26	3.27	3.28	3.29	3.13	2.97	2.82	2.80	2.77	2.75
1938	2.73	2.71	2.69	2.67	2.73	2.79	2.86	2.93	2.99	2.99	2.99	2.99
1939	2.99	2.99	2.99	2.99	3.01	3.03	3.05	3.07	3.09	3.12	3.15	3.17
1940	3.20	3.23	3.26	3.29	3.25	3.21	3.17	3.13	3.09	3.08	3.07	3.06
1941	3.05	3.04	3.05	3.06	3.07	3.08	3.09	3.03	2.96	2.89	2.82	2.80
1942	2.79	2.78	2.77	2.76	2.75	2.73	2.73	2.73	2.80	2.78	2.77	2.77
1943	2.76	2.73	2.72	2.72	2.71	2.73	2.73	2.66	2.56	2.55	2.51	2.49
1944	2.46	2.46	2.42	2.39	2.37	2.33	2.29	2.26	2.25	2.22	2.21	2.17
1945	2.14	2.11	2.09	2.07	2.03	1.99	1.97	1.94	1.88	1.84	1.80	1.74
1946	1.69	1.64	1.59	1.55	1.53	1.50	1.47	1.43	1.42	1.40	1.39	1.39
1947	1.39	1.39	1.40	1.39	1.38	1.38	1.38	1.38	1.38	1.36	1.35	1.33
1948	1.32	1.31	1.30	1.29	1.28	1.27	1.27	1.27	1.26	1.26	1.27	1.27
1949	1.28	1.29	1.29	1.29	1.29	1.30	1.30	1.30	1.30	1.30	1.30	1.30
1950	1.29	1.28	1.28	1.27	1.26	1.25	1.24	1.23	1.23	1.21	1.20	1.19
1951	1.18	1.17	1.17	1.16	1.16	1.15	1.14	1.14	1.12	1.13	1.12	1.12
1952	1.11	1.14	1.10	1.10	1.10	1.11	1.11	1.10	1.10	1.10	1.11	1.11
1953	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.10	1.11	1.11	1.09	1.09
1954	1.09	1.09	1.09	1.09	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
1955	1.08	1.08	1.08	1.08	1.08	1.08	1.07	1.07	1.06	1.05	1.06	1.05
1956	1.05	1.06	1.06	1.05	1.06	1.05	1.06	1.06	1.07	1.07	1.07	1.07
1957	1.07	1.06	1.06	1.07	1.06	1.06	1.06	1.05	1.05	1.04	1.04	1.04
1958	1.04	1.04	1.04	1.04	1.04	1.03	1.04	1.04	1.04	1.03	1.03	1.03
1959	1.03	1.03	1.03	1.02	1.01	1.01	1.02	1.02	1.02	1.01	1.01	1.00
1960	1.00	1.00	1.00	1.00	1.00	1.00						



Local Cost Modifiers

Akron, Ohio	121	Denver, Colo.	107
Albany, N. Y.	110	Des Moines, Iowa	100
Albuquerque, N. Mex.	106	Detroit, Mich.	113
Alexandria, Va.	103	Dixon, Ill.	107
Allentown, Pa.	110	Duluth, Minn.	106
Amarillo, Tex.	102	Durham, N. C.	88
Asheville, N. C.	84	Easton, Pa.	110
Ashland, Ky.	111	Elizabeth, N. J.	114
Atlanta, Ga.	97	Elyria, Ohio	118
Austin, Tex.	106	Evansville, Ind.	104
Bakersfield, Calif.	114	Fall River, Mass.	111
Baltimore, Md.	100	Flint, Mich.	113
Baton Rouge, La.	101	Fort Lauderdale, Fla.	98
Bay City, Mich.	114	Fort Wayne, Ind.	116
Beaumont, Tex.	108	Fort Worth, Tex.	101
Belleville, Ill.	129	Grand Rapids, Mich.	109
Bethlehem, Pa.	110	Greenville, S. C.	85
Billings, Mont.	100	Hartford, Conn.	111
Binghamton, N. Y.	110	Hoboken, N. J.	123
Birmingham, Ala.	102	Houston, Tex.	97
Boise, Idaho	109	Huntington, W. Va.	109
Borger, Tex.	103	Indianapolis, Ind.	108
Boston, Mass.	111	Jackson, Mich.	115
Bridgeport, Conn.	115	Jackson, Miss.	100
Buffalo, N. Y.	111	Jacksonville, Fla.	96
Burlington, Iowa	112	Jefferson City, Mo.	96
Burlington, Vt.	108	Kalamazoo, Mich.	109
Camden, N. J.	116	Kansas City, Mo.	106
Canton, Ohio	117	Kenosha, Wis.	113
Charleston, W. Va.	115	Knoxville, Tenn.	91
Charlotte, N. C.	85	Lansing, Mich.	108
Chattanooga, Tenn.	99	Laredo, Tex.	87
Cheyenne, Wyo.	104	Lawrence, Mass.	106
Chicago, Ill.	114	Lewiston, Idaho	112
Cincinnati, Ohio	109	Lexington, Ky.	90
Cleveland, Ohio	117	Lincoln, Nebr.	105
Columbia, S. C.	88	Little Rock, Ark.	96
Columbus, Ohio	110	Lorain, Ohio	118
Council Bluffs, Iowa	106	Los Angeles, Calif.	108
Dallas, Tex.	99	Louisville, Ky.	104
Davenport, Iowa	116	Lynn, Mass.	106
Dayton, Ohio	109	Macon, Ga.	85
Daytona Beach, Fla.	99	Madison, Wis.	112
Decatur, Ill.	115	Manchester, N. H.	106

Local Cost Modifiers

Memphis, Tenn.	97	St. Louis, Mo.	109
Miami, Fla.	102	St. Paul, Minn.	109
Milwaukee, Wis.	109	Salt Lake City, Utah.	104
Minneapolis, Minn.	110	San Antonio, Tex.	100
Mobile, Ala.	103	San Diego, Calif.	109
Moline, Ill.	116	San Francisco, Calif.	106
Montgomery, Ala.	88	Savannah, Ga.	88
Nashville, Tenn.	100	Schenectady, N. Y.	106
New Albany, Ind.	110	Seattle, Wash.	106
Newark, N. J.	125	Shreveport, La.	97
New Haven, Conn.	106	Sioux City, Iowa	96
New Orleans, La.	99	Sioux Falls, S. Dak.	102
New York, N. Y.	129	Spokane, Wash.	106
Norfolk, Va.	100	Springfield, Ill.	118
Northeastern Area, N. J.	120	Springfield, Mo.	95
Ogden, Utah	104	Springfield, Ohio	104
Oklahoma City, Okla.	105	Superior, Wis.	107
Olympia, Wash.	110	Syracuse, N. Y.	115
Omaha, Nebr.	109	Tacoma, Wash.	106
Orlando, Fla.	95	Tampa, Fla.	97
Paterson, N. J.	118	Terre Haute, Ind.	114
Peoria, Ill.	115	Texarkana, Ark.-Tex.	99
Philadelphia, Pa.	113	Toledo, Ohio.	114
Phoenix, Ariz.	101	Topeka, Kans.	108
Pittsburgh, Pa.	118	Trenton, N. J.	115
Pittsfield, Mass.	109	Tucson, Ariz.	109
Portland, Maine	99	Tulsa, Okla.	98
Portland, Oreg.	105	Waco, Tex.	101
Portsmouth, Ohio	108	Warren, Ohio	120
Providence, R. I.	113	Washington, D. C.	105
Pueblo, Colo.	104	Waterbury, Conn.	111
Reading, Pa.	108	Waterloo, Iowa	105
Richmond, Va.	94	Wheeling, W. Va.	110
Ridgewood, N. J.	117	Wichita, Kans.	104
Roanoke, Va.	95	Winston-Salem, N. C.	88
Rochester, N. Y.	112	Worcester, Mass.	109
Rockford, Ill.	122	York, Pa.	103
Sacramento, Calif.	111	Youngstown, Ohio	113
Saginaw, Mich.	114		

CANADIAN CITIES

Calgary, Alta.	86	Toronto, Ont.	97
Hamilton, Ont.	97	Vancouver, B. C.	95
Montreal, Que.	87	Winnipeg, Man.	98
Ottawa, Ont.	84		

